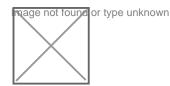


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3405 2 AVENUE S FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLethbridge, Alberta

Listing ID: 32204

MLS ID: A2258685

\$22



△ DOUG MERESKA

403) 394-8239

AVISON YOUNG

403-330-3338

3405 2 Avenue S, Lethbridge , Alberta T1J 4V1

Transaction Type Title Days On Market

For Lease Fee Simple 21

Lease AmountLease FrequencyZoning22.00AnnuallyC-H

SubdivisionBuilding TypeYear BuiltWt Hill Business ParkFree-Standing1999

Structure Type Property Type Property Sub Type

Retail Commercial Retail

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

9910304 13705.00 1273.23

Lot Size (Sq. Ft.) Lot Size (Acres) Lot Features

65340 1.50 Paved

InclusionsRestrictionsReportsNone.None KnownTitle

The property includes: – Front showroom and sales office – Modern finishes with lots of large windows – Large automotive service shop and wash bay – Parts counter and customer waiting area – Second floor boardroom and office space – Warehouse part storage – Large parking lot with drainage Because there is limited large format vacancy in the Lethbridge market, this is a rare opportunity to lease a commercial space in the prime Lethbridge Auto Mall location with Highway 3 exposure and access. With ample staff and customer parking, the flexible site caters to a wide variety of tenants and uses. The area has a lot of customer draw with a complimentary co-tenancy within a 1 KM radius. To be respectful of the current operating tenant, please direct all tour requests and inquiries to your real estate agent. Thank you.

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